

## Impact Fee Calculation Worksheet

Development Name:

GRAYHAWK  
PHASES I & II

Assessment Date:

16-Jan-01

Applicant Name:

ELDORADO RANCH, LTD

Case Number:

Water Utilities					Water Impact Fees	
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines and Valves	Storage and Pumping
Single Family	Lots	204	1.00	204	\$37,536	\$41,616
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre	10.313	0.27	2.78451	\$512	\$568
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
<b>Totals</b>					\$38,048	\$42,184

Waste Water Utilities					Waste Water Impact Fees		
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Lines	Lift Stations	Treatment
Single Family	Lots	204	1.00	204	\$62,424	\$2,448	\$41,820
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre	10.313	0.18	1.85634	\$568	\$22	\$381
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
<b>Totals</b>					\$62,992	\$2,470	\$42,201

Thoroughfares						
Note: Input Z in SA for flat 12K rate.						
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Service Units	Service Area (SA)	Thoroughfare Fees
Residential (SF)/Single Family	Lots	204	1.00	204	6	\$398,208
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre	10.313	0.10	1.0313	6	\$2,013
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
<b>Total Thoroughfare Impact Fees</b>						\$400,221

Land Dedication or Park Fees					
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Land Dedication Acres	Park Fee in Lieu of Land
Single Family	Lots	204	1.00	2.04	\$193,800
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0

Land = 1: Fees = 2	2
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Totals	2.04	\$193,800
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### Impact Fee Calculation Summary Sheet

Development Name:

GRAYHAWK

Assesment Date:

16-Jan-01

Applicant Name:

ELDORADO RANCH, LTD

Case Number:

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Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$38,048		\$38,048
Storage and Pumping	\$42,184		\$42,184
Total Water Utilities	\$80,232		\$80,232
Waste Water Utilities Impact Fees			
Lines	\$62,992		\$62,992
Lift Stations	\$2,470		\$2,470
Treatment	\$42,201		\$42,201
Total Waste Water Utilities	\$107,663		\$107,663
Thoroughfare Impact Fees	\$400,221		\$400,221
Park Land Dedication or Park Fee	Acres 0.00	Fee \$193,800	\$193,800
Total Impact Fees Assessed and Due	\$781,916	\$0	\$781,916

**Notes:**

Thoroughfare, water/wastewater, and park impact fees are all subject to the pending development agreement for this property.